

# Our Feature Home

1% of Net Real Estate Proceeds Donated to *The Kidney Foundation*



604 377 3689  
hafez@hafezrealty.com

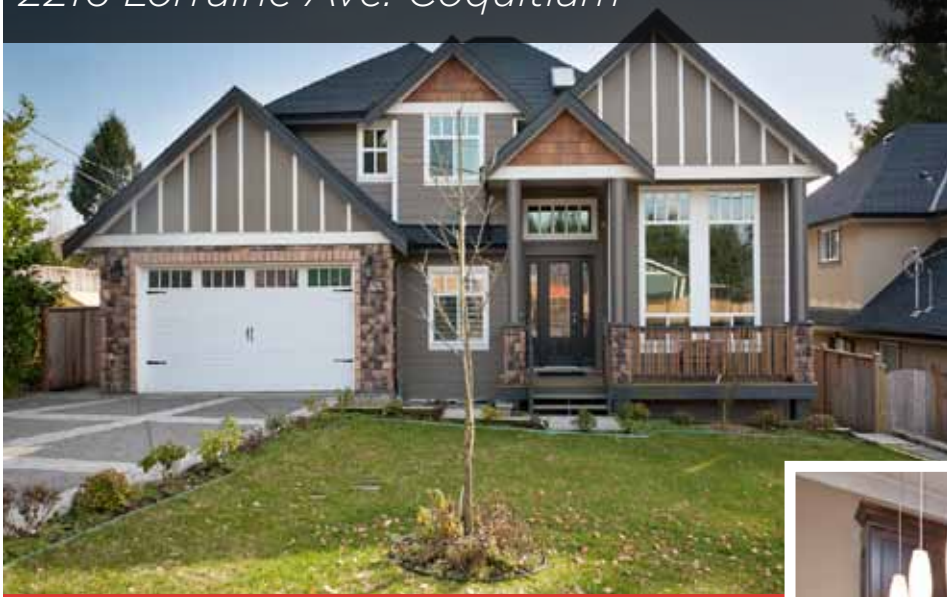


**HAFEZ PANJU**  
PERSONAL REAL ESTATE CORPORATION  
TRUST THE VALUE

*Gorgeous Custom Built Home  
2216 Lorraine Ave. Coquitlam*

**\$1,124,800**

*Property  
Highlights*



Exquisite 2 year Young Home  
Desirable Coquitlam East  
4182sqft. 6 bed/6bath  
Double car garage & Hot tub  
1 Bedroom Legal Suite

Exquisite 2 year young, 3 level, 4182sqsf custom built home in desirable Coquitlam neighborhood. Quality workmanship & attention to detail shows throughout. Main: 9' ceilings, engineered hardwood & tile floors, living room w/13' ceilings, formal dining room, gourmet kitchen w/loads of granite counters & cupboards, beverage center, huge family room, travertine gas F/P, mud rm & direct yard access. Up: perfectly sized master w/spa inspired ensuite, large walk-in & private balcony; 2 spacious rms & 4th bed w/ensuite. Down: 5th bed, spacious rec/media room, wet bar & full bath. Benefits: hi-efficiency radiant heat, HRV system, hot tub, dble car garage & new home warranty; all this & a 1 bed legal suite! Act Now!



Royal LePage Coronation West  
2185 Austin Ave, Coquitlam, BC V3K 3R9

T 604 939 6666 F 604 909 2666  
WWW.HAFEZREALTY.COM | WWW.LIVEATSIMONFRASER.COM

# Our Feature Home

## Feature Homes Images



## Mortgage Information

## Home Stats

Price: \$1,124,800	5%	10%	20%
Min. Down Payment Required	\$56,240.00	\$112,480.00	\$224,960.00
First Mortgage	\$1,068,560.00	\$1,012,320.00	\$899,840.00
Insurance Premium	\$33,659.64	\$24,295.68	n/a
Total Mortgage	\$1,102,219.64	\$1,036,615.68	\$899,840.00
Monthly Mortgage Payment	\$5,187.96	\$4,879.17	\$4,235.39
Total Monthly Payments**	\$5,651.91	\$5,343.13	\$4,699.35
Combined Income Required***	\$214,759.25	\$203,179.75	\$179,038.02

Based on a Conventional Rate of 4.50 & 35 Year Amortization / \* Rates subject to change without notice

\*\* Includes: estimated yearly property taxes, Principle & Interest / \*\*\* Subject to approval

All Mortgage Needs Contact:

**DIANA ZITKO**

Meridian West Coast Mortgages

**T** (604) 937 8888 / **F** (604) 937 7283

DianaZitko@westcoastmortgages.ca

www.westcoastmortgages.ca

Price: \$1,124,800

Bedrooms: 6

Bathrooms: 6

Square Ft. 4182

Age: 2

Gross Tax: \$5567.47 (2011)

Lot Size 5996



Royal LePage Coronation West  
2185 Austin Ave, Coquitlam, BC V3K 2Y5

**T** 604 939 6666 **F** 604 909 2666  
WWW.HAFEZREALTY.COM | WWW.LIVEATSIMONFRASER.COM